



**BALDWIN COUNTY PLANNING AND ZONING COMMISSION
MEETING MINUTES
THURSDAY, MARCH 5, 2020**

I. CALL TO ORDER

Chairman Sam Davis called to order the regular meeting of the Baldwin County Planning and Zoning Commission at 6:01 p.m. on March 5, 2020 at the Baldwin County Central Annex Main Auditorium, 22251 Palmer Street, Robertsedale, Alabama.

II. OPENING

Kevin Murphy reported the passing of former Baldwin County Commissioner Clair Dean Hansen. Mr. Murphy requested the prayer and pledge of allegiance be dedicated to Mr. Hansen.

In honor of former Baldwin County Commissioner Dean Hansen, Vince Jackson opened the meeting with an invocation and prayer, and led the pledge of allegiance.

Vince Jackson reported the resignation of Arthur Oken from the Baldwin County Planning and Zoning Commission as Vice Chairman and the Baldwin County Board of Adjustment Commission District 1. Mr. Jackson explained that Mr. Oken is relocating to the Spanish Fort area which disqualifies him from serving.

Chairman Sam Davis made a motion to nominate Kevin Murphy to replace Arthur Oken as Vice Chairman. Nancy Mackey seconded the motion. All members voted aye. **Motion for Kevin Murphy to replace Arthur Oken as Vice Chairman passes on a vote of 5-0.**

III. ROLL CALL

Mr. Jackson conducted a roll call. The following members were present: Chairman Sam Davis, Kevin Murphy, Daniel Nance, Brandon Bias, Nancy Mackey, Robert Davis, and Plumer Tonsmeire. Member Bonnie Lowry was absent. County Attorney Erin Fleming was present also.

Staff present included Vince Jackson, D.J. Hart, Linda Lee, Mary Booth, Laurie Rumbaugh, Tyler Mitchell, and Paula Bonner.

IV. APPROVAL OF THE MINUTES

Kevin Murphy made a motion to approve the February 6, 2020 meeting minutes. Robert Davis seconded the motion. All members voted aye. **The motion to approve the February 6, 2020 minutes carries on a vote of 6-0.**

V. CONSIDERATION OF APPLICATIONS AND REQUESTS – REZONING CASE

a.) CASE P-20004 SEAMAN CAPITAL LLC PROPERTY

Linda Lee presented the request for conditional use approval to allow for a commercial retail store which exceeds 8,000 square feet on approximately 2.25 acres. The property is located on the corner of U.S. Highway 98 and County Road 97, in Planning District 22 zoned B-2. Mrs. Lee reported that staff recommended approval subject to the following conditions.

- Approval shall be for this applicant and this location only.
- A land use certificate shall be obtained within six (6) months from the date of approval. Additional time may be granted by the Planning Commission if necessary.
- All lighting must be down focused.
- If signage is proposed, a sign permit application demonstrating compliance with Article 16 of the zoning ordinance shall be submitted to and approved by the Planning and Zoning Department.
- Storm water facilities are to be installed and inspected prior to the start of construction.
- Any major changes and/or additions shall result in further review and approval by the Planning Commission.

There was no one present in opposition. Alyssa Carter was present to represent the applicant.

Brandon Bias made a motion to recommend approval including conditions by staff. Nancy Mackey seconded the motion. All Members voted aye. **Motion to recommend approval to Baldwin County Commission Case P-20004 conditional use request with the conditions recommended by staff as listed below carries on a vote of 6-0.**

- Approval shall be for this applicant and this location only.

- A land use certificate shall be obtained within six (6) months from the date of approval. Additional time may be granted by the Planning Commission if necessary.
- All lighting must be down focused.
- If signage is proposed, a sign permit application demonstrating compliance with Article 16 of the zoning ordinance shall be submitted to and approved by the Planning and Zoning Department.
- Storm water facilities are to be installed and inspected prior to the start of construction.
- Any major changes and/or additions shall result in further review and approval by the Planning Commission.

b.) CASE Z-20007 SAVANNAH ESTATES PRD SITE PLAN APPROVAL

Vince Jackson presented the request for site plan approval of a 355-lot Planned Residential Development on approximately 122.3 acres. The property is located north of County Road 64 on the east side of County Road 54 West. The property is currently zoned RSF-2 in Planning District 15. Mr. Jackson reported that staff recommended approval.

There was no one present to speak in opposition of the request. Micah Jones was present to represent the applicant. Mr. Jones and Mr. Jackson answered questions from the Commission.

Kevin Murphy made a motion to recommend approval. Daniel Nance seconded the motion. Brandon Bias voted nay, all other members voted aye. **Motion to recommend approval of Case Z-200074 Savannah Estates PRD Site Plan approval carries on a vote of 5-1.**

c.) CASE TA-20001 TEXT AMENDMENT TO SECTION 2.3.26 OF THE BALDWIN COUNTY ZONING ORDINANCE

Vince Jackson presented the proposed text amendments to Article 2 pertaining to the local Provisions for Planning District 26. Mr. Jackson reported staff recommended approval. There was no one present to speak in opposition or in favor.

Daniel Nance made a motion to recommend approval. Plumer Tonsmeire seconded the motion. All members voted aye. **Motion to recommend approval of Case TA-20001 Text Amendment to Section 2.3.26 of the Baldwin County Zoning Ordinance carries on a vote of 6-0.**

VI. CONSIDERATION OF APPLICATIONS AND REQUESTS – SUBDIVISION CASES

a.) CASE S-19067 PECAN WAY RV PARK PHASE I FINAL SITE PLAN APPROVAL

Mrs. Booth presented the application for a 5 site RV Park on approximately 4.19 acres located at the northeast intersection of County Road 26 and Grantham Road. The property is in Planning District 21 and zoned RV-2. Mrs. Booth answered questions and reported that staff recommended approval.

Kevin Murphy recused himself from this application and left the stage. There was no one present in opposition. Eric Grantham and Ken Underwood were present to represent the applicant but did not speak.

Brandon Bias made a motion to approve the request. Nancy Mackey seconded the motion. Kevin Murphy recused himself from the vote. All other members voted aye. **Case S-19067 Pecan Way RV Park Phase I Final Site Plan Approval carries on a vote of 5-0.** Mr. Murphy returned to his seat.

b.) CASE S-20004 THOMPSON HALL QUADPLEXES FINAL SITE PLAN APPROVAL

Mrs. Booth presented the application for a 16 unit Quadplex located on approximately 1.98 acres located on the northeast intersection of Twin Beech Road and Thompson Hall Road. The property is un-zoned in Planning District 17. Mrs. Booth reported no deficiencies and staff recommended approval.

Larry Smith was present to represent the applicant. Mr. Smith answered questions and reported the requirement to install sidewalks by the City of Fairhope Planning Commission. There was no one present in opposition.

Brandon Bias made a motion to approve the application. Robert Davis seconded the motion. All members voted aye. **Motion to approve Case S-20004 Thompson Hall Quadplexes Final Site Approval carries on a vote of 6-0.**

c.) CASE S-20010 WALDEN FIELDS SUBDIVISION DEVELOPMENT PERMIT APPROVAL

Mrs. Booth presented the application for a 7-lot subdivision on approximately 7.96 acres located at the northwest intersection of Redmond Lane and Walden Lane. The property is un-zoned in District 7. Mrs. Booth reported no deficiencies and staff recommended approval.

There was no one present in opposition of the request. Steve Pumphrey was present to represent the applicant and answer questions.

Daniel Nance made a motion to approve the request. Brandon Bias seconded the motion. All members voted aye. **Motion to approve Case S-20010 Walden Fields Subdivision Development Permit Approval carries on a vote of 6-0.**

d.) CASE S-20011 MAGNOLIA ACRES PHASE 2 SUBDIVISION, A RE-SUB OF LOT 11 MAGNOLIA ACRES, DEVELOPMENT PERMIT APPROVAL

Mrs. Booth presented the application for a 17-lot subdivision on approximately 37.88 acres located on the south side of County Road 28. The property is in District 14 and

un-zoned. Mrs. Booth reported there were no deficiencies and staff recommended approval. There was no one present in support or opposition of the application.

Brandon Bias made a motion to approve the request. Daniel Nance seconded the motion. All members voted aye. **Motion to approve Case S-20011 Magnolia Acres Phase 2, A Re-Sub of Lot 11 Magnolia Acres Development Permit Approval carries on a vote of 6-0.**

e.) CASE S-20016 SILVER PINES RESUB OF LOT 6 DEVELOPMENT PERMIT APPROVAL

Mrs. Booth presented the application for a 2-lot subdivision on approximately 7.38 acres located on the west side of West Boulevard. The property is in District 12 and zoned RSF-1. Mrs. Booth reported there were no deficiencies and staff recommended approval.

David Diehl was present to represent the applicant. There was no one present to speak in opposition of the request.

Brandon Bias made a motion to approve the request. Kevin Murphy seconded the motion. All members voted aye. **Motion to approve Case S-20016 Silver Pines Resub of Lot 6 Development Permit Approval carries on a vote of 6-0.**

f.) CASE S-20021 YOUNG OWEN SUBDIVISION DEVELOPMENT PERMIT APPROVAL

Mrs. Booth presented the application for a 3-lot subdivision on approximately 2 acres located on the north side of Busbee Road. The property is in District 10 zoned RSF-2. Mrs. Booth reported no deficiencies and staff recommended approval.

Baker Davis and Walter Killingsworth signed up in favor of the request. Rose Hinote and Randy Vinson spoke in opposition. Mr. Davis, Mrs. Booth and Tyler Mitchell addressed concerns.

Kevin Murphy made a motion to approve the application. Nancy Mackey seconded the motion. Daniel Nance voted nay, all other members voted aye. **Motion to approve Case S-20021 Young Owen Subdivision Development Permit Approval carries on a vote of 5-1.**

VII. OLD BUSINESS

Mr. Jackson reported there was no old business.

VIII. NEW BUSINESS

Mr. Jackson reported there was no new business.

IX. PUBLIC COMMENTS

There were no public comments.

X. REPORTS AND ANNOUNCEMENTS

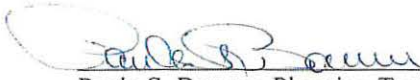
There were no staff reports, legal reports, or announcements.

XI. NEXT REGULAR MEETING


The next Planning Commission Meeting is scheduled for April 2, 2020.

XII. ADJOURN

As there was no further business the meeting adjourned at 6:52 p.m.


Paula S. Bonner, Planning Technician

7/9/20
Date


Sam Davis, Jr., Chairman
Baldwin County Planning and Zoning Commission

7/9/2020
Date

* A video recording of this meeting may be viewed online at www.baldwincountyal.gov.

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

Z-20007

Savannah Estates

PRD Site Plan Approval

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- Speakers shall confine comments or questions solely to matters that pertain to the particular case and shall observe time limits.
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I would like to address the Planning Commission on the following:

Z-20007, Savannah Estates PRD Site Plan Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Michah Jones

Name (Print Clearly)

Date 3/5/2020

Case No. 2-20007

Dear planning and zoning commission:

11-4-19

I Mike Hayes have 3 parcels that will join so called savannah estates. I this time like last two times I am against the building of said subdivision, because of the issues it will cause not only to me but the community. We don't have the infrastructure to handle the traffic we have now must less adding over 300 more homes. That's a minimum of 600 plus more vehicles on the road. I just built a \$250,000.00 home to get away from the highway and congestion. Now they want to put 300+ homes right next to me. It will also change the way I enjoy my property. I have family dove shoots every year and have done so all my life and my grandfather's life before me. Putting homes right next to me will cause nothing more than confrontations and trouble. There are parcels that will not affect me and I don't have a problem with those just the one down my north property lines. Although I know this letter is probably useless this is my strong opinion. Basically they are invading my privacy so yes I am strongly against this construction. Also allowing them to have 50 ft. lots means shotgun houses stacked in like cord wood, may as well be a trailer park. These subdivisions are destroying our community and way of life.

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

P-20004

Seaman Capital LLC Property

Conditional Use Approval

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I would like to address the Planning Commission on the following:

P-20004, Seaman Capital LLC Property

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Alyssa Carter - The Broadway Group

Name (Print Clearly)

Date 3/5/20

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-19067

Pecan Way RV Park, Phase 1

Final Site Plan Approval

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I would like to address the Planning Commission on the following:

S-19067, Pecan Way RV Park, Phase 1, Final Site Plan Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

ERIC GRANHAM

Name (Print Clearly)

Date 5 MARCH 2020

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-19067

Pecan Way RV Park, Phase 1

Final Site Plan Approval

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I would like to address the Planning Commission on the following:

S-19067, Pecan Way RV Park, Phase 1, Final Site Plan Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

KEN UNDERWOOD

Name (Print Clearly)

Date 3/8/20

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20004

Thompson Hall Quadplexes

Final Site Plan Approval

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I would like to address the Planning Commission on the following:

S-20004 Thompson Hall Quadplexes, Final Site Plan Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Larry Smith

Name (Print Clearly)

Date 3/5/20

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsedale, AL.

S-20010

Walden Fields Subdivision

Development Permit Approval

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I would like to address the Planning Commission on the following:

S-20010 Walden Fields Subdivision, Development Permit Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

STEVEN PUMPHREY

Name (Print Clearly)

Date 3-5-20

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20016

Silver Pines, resub of lot 6

Development Permit Approval

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I would like to address the Planning Commission on the following:

S-20016, Silver Pines resub of lot 6, Development Permit Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

DAVID DIEHL (PROJECT SUPERVISOR - ANSWER QUESTIONS)

Name (Print Clearly)

Date 03-05-2020

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20021

Young Owen Subdivision

Development Permit Approval

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I would like to address the Planning Commission on the following:

S-20021, Young Owen Subdivision, Development Permit Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

BAKER DAVIS

Name (Print Clearly)

Date 3-5-20

NO OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20021

Young Owen Subdivision

Development Permit Approval

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I would like to address the Planning Commission on the following:

S-20021, Young Owen Subdivision, Development Permit Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Walter Killingsworth

Name (Print Clearly)

Date 3/3/2020

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20021

Young Owen Subdivision

Development Permit Approval

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I would like to address the Planning Commission on the following:

S-20021, Young Owen Subdivision, Development Permit Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)

Rose Henote

Name (Print Clearly)

Date 3-5-20

OPPOSITION REGISTRATION FORM

BALDWIN COUNTY PLANNING COMMISSION

SPEAKING REGISTRATION TO ADDRESS THE COMMISSION

Baldwin County Central Annex, Robertsdale, AL.

S-20021

Young Owen Subdivision

Development Permit Approval

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I would like to address the Planning Commission on the following:

S-20021, Young Owen Subdivision, Development Permit Approval

(If you want to speak on multiple items, you must fill out a separate registration form for each.)


Randy Vinson

Name (Print Clearly)

Date 3-5-2020


XII. ADJOURN

As there was no further business the meeting adjourned at 6:52 p.m.



Paula S. Bonner, Planning Technician

7/9/20
Date



Sam Davis, Jr., Chairman
Baldwin County Planning and Zoning Commission

7/9/2020
Date

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